

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) An approved hydrology report. A drainage concept was submitted on November 21, 2011 and is pending review. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 2) for additional requirements.
- (2) Please see attached Geologic and Soils Engineering review sheet for comments and requirements.
- (3) Please see attached Grading review sheet (Comments 2 to 4) for comments and requirements.
- (4) Please see attached Road review sheets (Comments 1 to 2) for comments and requirements.
- (5) As previously requested, provide proof that the subdivider has acquired any necessary off-site easement to construct the off-site sewer improvements. Please see attached Sewer review sheet (Comment 1) for requirements.
- (6) As previously requested, please see attached Sewer review sheet (Comment 2) for comments and requirements.
- (7) Please see attached Sewer review sheet (Comments 1 and 2) for requirements.
- (8) A revised tentative map and a revised exhibit map are required to show the following additional items:
  - a. Please see attached Drainage review sheet (Comment 3) for requirements.
  - b. Please see attached Grading review sheet (Comment 1) for requirements.
  - c. Please see attached Road review sheets (Comment 1) for requirements.
  - d. Please see attached Sewer review sheet (Comment 3) for requirements.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
STORM DRAIN AND HYDROLOGY SECTION

TRACT MAP NO. 52729

TENTATIVE MAP DATED 11/04/2014  
EXHIBIT MAP DATED 11/04/2014

Approval and clearance of the tentative map is subject to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
  - A drainage concept was submitted on 11/21/2014 and is pending review.
2. A water quality section of the Hydrology Report is required to address the water quality of the storm water runoff prior to the tentative approval of the map.
  - Per County Code Section 12.84.460 comply with LID requirements and provide calculations in accordance with the Low Impact Development Standards Manual which can be found at [http://dpw.lacounty.gov/wmd/LA\\_County\\_LID\\_Manual.pdf](http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf)
3. Prior to tentative map approval for drainage, submit a revised tentative map showing:
  - a) Publicly maintained fee title "BASIN LOTS" as "FLOOD CONTROL DISTRICT LOTS".
  - b) Proposed easements to the Flood Control District. Clearly delineate the easement boundaries and label type of easement. Limits must exclude the protection zone of existing oak trees.
  - c) Existing Los Angeles County drainage systems and easements.

Reviewed by Ernesto J Rivera Date 12/01/2014 Phone (626) 458-4921  
Ernesto J Rivera

PCA LX001129 / A867  
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
**GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET**  
900 S. Fremont Avenue, Alhambra, CA 91803

Sheet 1 of 1

Tentative Tract / Parcel Map	52729	Tentative Map Dated	11/4/14 (Revised)	Parent Tract
Grading By Subdivider? [Y]	497,400 yd <sup>3</sup>	Location	Castaic	APN
Geologist	GeoSoils Consultants, Inc.	Subdivider	Laro Properties LP	
Soils Engineer	GeoSoils Consultants, Inc.	Engineer/Arch.	Sikand	

**Review of:**

Geologic Report(s) Dated: \_\_\_\_\_  
Soils Engineering Report(s) Dated: \_\_\_\_\_  
Geotechnical Report(s) Dated: 2/24/14, 7/18/13, 12/21/11  
References: \_\_\_\_\_

**TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:**

- S1. Unless the proposed development is exempted from complying with the Low Impact Development stormwater management requirements by Land Development Division, provide a report that addressed the onsite infiltration feasibility and rate. Report(s) shall conform to current policies detailed in the County of Los Angeles Department of Public Works Low Impact Development Standards Manual and policy memo GS200.1. The Manual and policy are available at: <http://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low Impact Development Standards Manual.pdf> and <http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf>.
- S2. Provide slope stability analyses for all slopes steeper than 3:1 (H:V) at the proposed debris and retention basins with rapid drawdown conditions. Also, provide a geotechnical cross-section, for each section analyzed, showing the critical failure plane used in the analyses. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
- S3. Provide a revised geotechnical map that matches the latest tentative map.

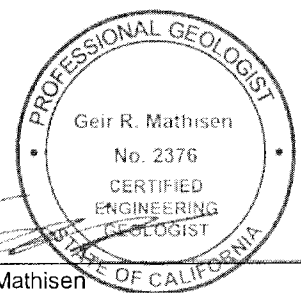
NOTE: Provide a copy of this review sheet with your resubmittal.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:  
ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.

Prepared by



Jeremy Wan  
Soils Section



Geir Mathisen  
Geology Section

Date 11/26/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmedpub\Development Review\Combined Reviews\Tracts and Parcels\TR 052729, Castaic, TM-NA\_8.docx

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As previously requested, a revised tentative map and/or a revised exhibit map are required to show the following additional items:
  - a. Call out slope set back as required per grading ordinance (J108).
  - b. Place proposed property lines at the top of the slope.
  - c. Indicate maintenance responsibilities for all drainage devices.
  - d. Retaining wall information shall be shown on the grading plans. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
  - e. Conform with benching and drainage terraces requirements per grading ordinance (J107 and J109). Drainage terrace is required for any cut or fill slopes that are more than 30 feet in height. For any cut or fill slopes between 100 feet and 120 feet in height, terrace width shall be 20 feet in width.
  - f. Some of the mid-slope benches do not seem to have reasonable vehicular access for maintenance purposes. Provide clarification on how access is provided.
  - g. Provide 4% to 6% landing for all private driveways (typical for lot Nos. 1, 7, 8, 9, 10, 12, 13, 14, 15, ... etc).
  - h. Delineate the proposed trail alignment and grading limits on plan and provide cross section details with proper dimensioning.
  - i. For any ascending cut slopes, show grading hinge point to be 2 feet away from the back of proposed right-of-way on all typical sections. Slough walls may be required.
  - j. Indicate maintenance responsibilities for all slopes to be landscaped per grading ordinance (J110).

2. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
3. Prior to tentative map approval submit a covenant or easement documents indicating acceptance of any off-site impacts or permission for any off-site work.
4. A breakdown of earthwork volumes should be shown on the map if phased grading is proposed. Earthwork quantities performed with each unit phase should be consistent with, and considered a fraction of, the overall proposed earthwork quantity for the entire tract. Construction staging or phased grading should also be addressed through the CEQA document associated with the project.
5. Provide a grading exhibit to demonstrate compatibility of the proposed grading and driveway grades with the future construction and/or widening of Sloan Canyon Road to its ultimate width, including any sidewalk or parkway grading as necessary. Compatibility of proposed grading shall be demonstrated to the satisfaction of Public Works.



Name Tony Hui Date 12-02-2014 Phone (626) 458-4921

tr52729g-rev4.doc

TENTATIVE MAP DATED 11-04-14  
EXHIBIT "A" MAP DATED 11-04-14

It is recommended that this tentative map and exhibit "A" not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As previously requested, show all associated grading and drainage impacts (existing offsite topography will need to be shown) for all offsite paved access roads.
2. As previously requested, provide proof that the subdivider has secured the necessary off-site easement and/or right of way to allow for the construction of the necessary off-site grading and street improvements (paved access to nearest paved public roadway, and temporary turnaround) to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way prior to tentative map approval. Furthermore, verification is necessary to prove that the subdivider has access rights within the offered right of way within PM 17713 (north of proposed Tract).
3. A revised tentative map and exhibit map. See additional road comments as shown in the attached file (2014-12-01 TTR 52729 Tentative Map checkprint.pdf) which can be found at the following ftp link:  
<ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TTR%2052729r-rev4/>

PC

Prepared by Patricia Constanza  
tr52729r-rev4.doc

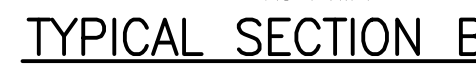
Phone (626) 458-4921

Date 12-02-2014





NOTE A: 300'± TRANSITION FROM 44' R/W ON SLOAN CANYON RD (SOUTH) TO 60' R/W AT SLOAN CANYON ROAD (EAST) TO PROVIDE LEFT TURN POCKET.



NOTE B: 200'± TRANSITION FROM 64' R/W AT LOTS 1-38  
TO 44' R/W N'LY OF LOTS 1-38



58' TYPICAL SECTION

60' TYPICAL SECTION

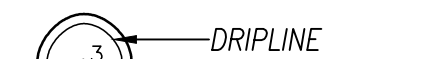
show that cars will not  
scrape as they exit the  
driveway without  
proper landing, typ.  
Adjust grading  
accordingly

Notes:  
S.F. = Single Family Lot  
D. Basin = Debris Basin

TYPICAL RETAINING WALL  
SEWER LINE  
STORM DRAIN  
WATERLINE  
EASEMENT ITEM #  
DEBRIS BASIN, WATER  
QUALITY / RETENTION BASIN  
OR WATER QUALITY BASIN  
(TO BE MAINTAINED BY LACFCD)

PRIVATE BULK INLET -

MULTI-USE TRAIL



P.B.I.

MUT

1. GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENT TO THE SATISFACTION OF DRP AND DPW
2. TOTAL EARTHWORK EXCLUDING REMEDIAL QUANTITY IS APPROXIMATELY:

	OPTION 1 **		OPTION 2 **	
	CUT	FILL	CUT	FILL
LOTS 1-37 .....	347,600 CY ±	378,300 CY ±	347,600 CY ±	378,000 CY ±
NORTHERLY ACCESS ROAD				
& SOUTHERLY FIRE LANE EASEMENT AREA .....	149,800 CY ±	41,500 CY ±	227,400 CY ±	34,100 CY ±
SUBTOTAL .....		419,800 CY ±	575,000 CY ±	412,400 CY ±
R&R SHRINKAGE ALLOWANCE (18%) .....		77,600 CY ±		74,200 CY ±
	497,400 CY ±	497,400 CY ±	575,000 CY ±	486,600 CY ±
RAISE ENTIRE ONSITE GRADED AREA				
APPROXIMATELY ONE FOOT .....	0	0	-44,200 CY ±	44,200 CY ±
BALANCE TOTALS .....	497,400 CY ±	497,400 CY ±	530,800 CY ±	530,800 CY ±

**\*\* SUBJECT TO COUNTY APPROVAL OF SELECTION FOR NORTHERLY ACCESS ROAD AND SELECTION OF ALTERNATES 1, 2 OR 3 FOR THE SOUTHERLY FIRE ROAD ACCESS PRIOR TO RECORDATION OF THE FINAL MAP AND IMPROVEMENT PLAN APPROVAL**

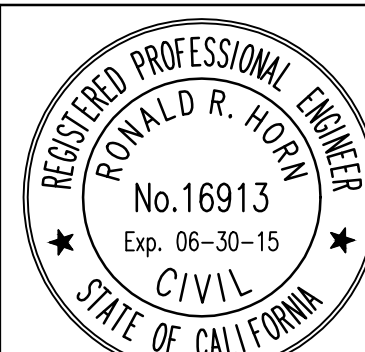
not applicable with inverted shoulders and not consistent with HDO, Healthy Design Ordinance

3. ~~REQUEST ALL SECTION AS PROVIDED ON SUBDIVISION ORDINANCE 21-24-690 TO THE SATISFACTION OF DRP AND DPW.~~
4. ASSESSOR PARCEL MAP NO. 3247-026-002 FOR LOTS 1-38
5. TOPOGRAPHY 08-2003 AIRBORNE 1 (5 FT CONTOUR INTERVAL)
6. REQUEST PERMISSION TO ADJUST LOT LINES TO THE SATISFACTION OF DRP AND DPW.
7. TOPS AND TOWS OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
8. MAXIMUM SLOPE GRADE IS 2:1 FOR ALL SLOPES UNLESS OTHERWISE SHOWN.
9. ADEQUATE MAINTENANCE AREA WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE AREAS AND COMMON SLOPE AREAS.
10. MINIMUM GROSS LOT AREA ZONING IS 2 ACRES WHICH INCLUDES ADJACENT PUBLIC STREET R/W TO THE STREET CENTERLINE.
11. SINGLE FAMILY GROSS AREA IS 2 ACRES MINIMUM AND MINIMUM NET LOT AREA IS 40,000 SQUARE FEET PER CASTAIC COMMUNITY STANDARDS DISTRICT.
12. THE ARE 26 OAK TREES IN LOTS 1-38 & 1 OAK TREE ON THE NORTHERLY ADJACENT ROAD. IN LOTS 1-38, 10 OAK TREES WILL BE REMOVED ONSITE AND 10 OAK TREES WILL HAVE ENCROACHMENTS. THE NORTHERLY ADJACENT ROAD WILL HAVE 1 OAK TREE REMOVED.
13. A TWELVE FEET (12') WIDE MULT-USE (HIKING, MOUNTAIN BIKING, AND EQUESTRIAN) TRAIL, EASEMENT WITH 8' ONSITE WIDTH FOR THE PURPOSES OF THE "SLOAN CANYON TRAIL" IS SHOWN ON THE WESTERLY SIDE OF SLOAN CANYON ROAD.
14. OPEN SPACE REQUIRED 52.60 AC. AND OPEN SPACE PROVIDED 53.72 AC.
15. INGRESS/EGRESS AND UTILITY EASEMENTS WILL BE GRANTED TO THE PUBLIC OVER THE PRIVATE AND FUTURE OR FUTURE STREETS.

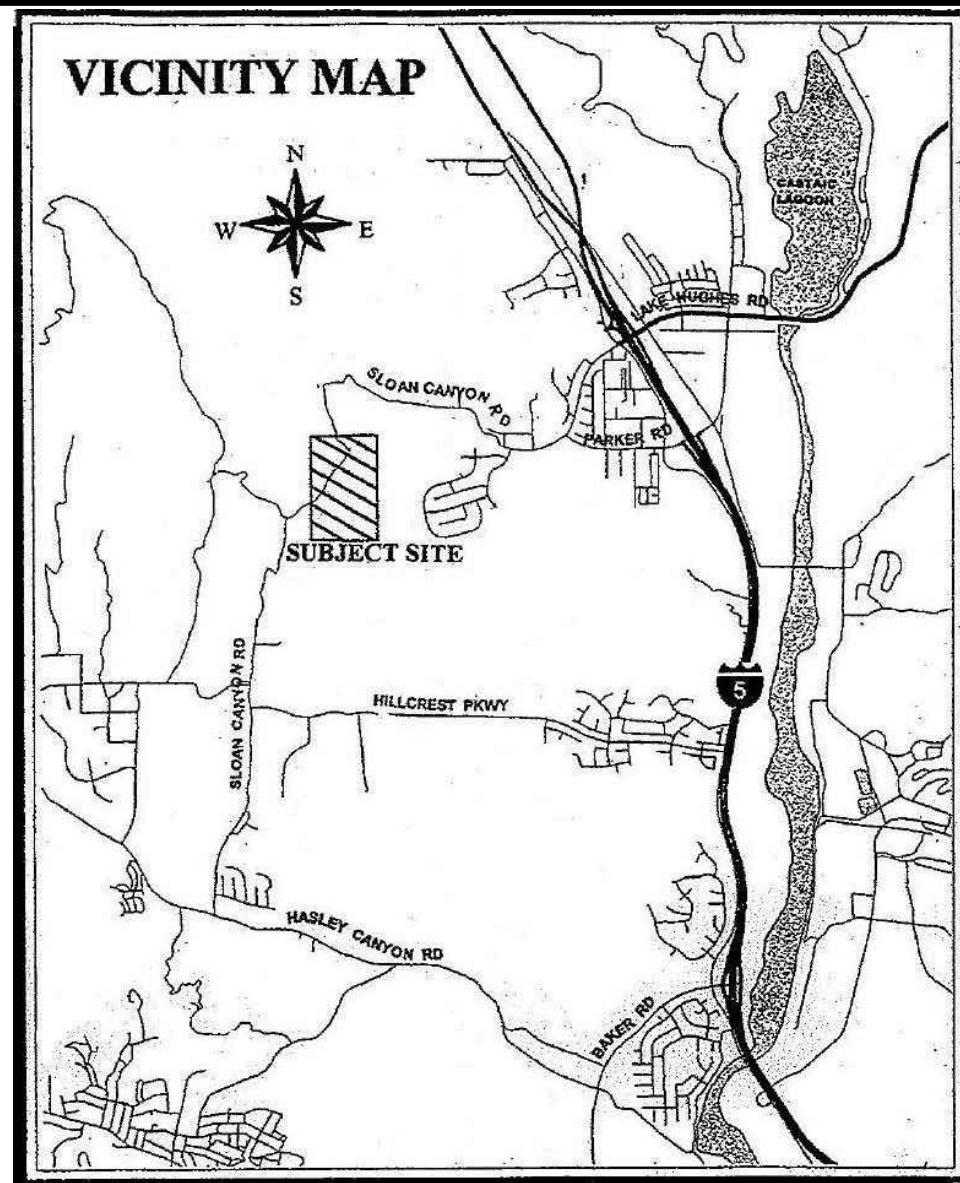
proposed grades are higher than the maximum grades required for local streets per Title 21, —Section 21.24.100; therefore request permission to allow up to \_\_\_\_% as part of a note on the tentative map

ITEM NO.	INTEREST HOLDER	PURPOSES	RECORDING INFORMATION	STATUS
4	COUNTY OF LOS ANGELES	PUBLIC ROAD AND HIGHWAY (TO BE KNOWN AS SLOAN CANYON ROAD)	7-21-1937, BOOK 15116 PAGE 210, O. R.	TO BE RELOCATED IN LOTS 1-38 NLY ACCESS ROAD
5	COUNTY OF LOS ANGELES	WATER LINE	4-28-1970, INSTRUMENT NO. 2047, O. R. INSTRUMENT NO. 2048, O. R. INSTRUMENT NO. 2049, O. R., INSTRUMENT NO. 2050, O. R.	TO REMAIN IN LOT 10 ALONG NLY BDY. SLY PORTION TO BE RELOCATED
6	SOUTHERN CALIFORNIA EDISON COMPANY	POLE LINES AND OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS	5-1-1975, INSTRUMENT NO. 3666, O. R.	TO BE RELOCATED
7	PACIFIC BELL	UTILITIES AND APPURTENANCES	8-28-1995, INSTRUMENT NO. 95-1400543, O. R.	TO BE RELOCATED
BLANKET	UNITED STATES OF AMERICA	WATER RIGHTS FOR MINING, AGRICULTURE, MANUFACTURING OF OTHER PURPOSES	4-16-1919, INSTRUMENT NO. 166, BOOK 15 PAGES 285 OF PATENTS	BLANKET

BENCH MARK: BM L 4578  
RD BM TAG IN SE COR OF CONC. F. HYD PAD 28  
FT/E/O C/L SLOAN CANYON RD. & 0.5 MI. N/O HASLE  
CANYON RD.  
NEWHALL 1995 ELEV. 1388.273 (ADJUSTED)



LEGAL DESCRIPTION  
EAST HALF OF SE QUARTER SECTION 27 TOWNSHIP  
5 NORTH, RANGE 14 WEST SAN BERNARDINO  
MERIDIAN, IN THE COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA.



ACRES GROSS	±80 Ac.
EXISTING ZONING AND GENERAL PLAN	A-2-2
PROPOSED ZONING AND GENERAL PLAN	A-2-2
EXISTING LAND USE PLAN (OV0V)	RL2
PROPOSED LAND USE PLAN (OV0V)	RL2
EXISTING LAND USE	VACANT
CASTAIC COMMUNITY STANDARDS DISTRICT REQUIREMENTS SHALL APPLY	

SINGLE FAMILY LOTS	(1 TO 33)	33
LACFCD BASIN LOTS*	(34 TO 36)	3
OPEN SPACE LOT	(37)	1
<b>TOTAL</b>		<b>37 LOTS</b>

\* LOTS 1, 7, 8, 32 & 33 HAVE LACFCD BASIN EASEMENTS AS NOTED WITH THE NET LOT AREA OF 40,000 SF MINIMUM.

WATER:	LOS ANGELES COUNTY WATER WORKS DISTRICT No. 36
SEWER:	ANNEX TO LOS ANGELES COUNTY SANITATION DISTRICT No. 32
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON COMPANY
SCHOOL DISTRICT:	CASTAÏO UNION ELEMENTARY SCHOOL DISTRICT AND WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

	OPTION 1 **		OPTION 2 **	
	CUT	FILL	CUT	FILL
LOTS 1-37 .....	347,600 CY ±	378,300 CY ±	347,600 CY ±	378,000 CY ±
NORTHERLY ACCESS ROAD				
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not applicable with inverted shoulders and not consistent with HDO, Healthy Design Ordinance

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proposed grades are higher than the maximum grades required for local streets per Title 21, —Section 21.24.100; therefore request permission to allow up to \_\_\_\_% as part of a note on the tentative map



4	10-27-14	REV 35.5 LOTS, PROP BARK, SAN ACCESS & PER SUM 8-29-13			
3	8-29-13	REV 34.5 LOTS PER SUM DATED 10-2-13			
2	1-19-12	REV II MAP 35.5 L PER PROP SUM DATED 6-11-09			
1	9-24-09	REV 35.5 LOTS PER DEDIC, BARK, & PROP REASON	APP	APR	
APPROVED BY:			BY	APR	
CH'D BY:			DATE	REV NO	
SMA'S = 100'			10-15-14	6098-037-1098	
			SHEET	1	OF 2

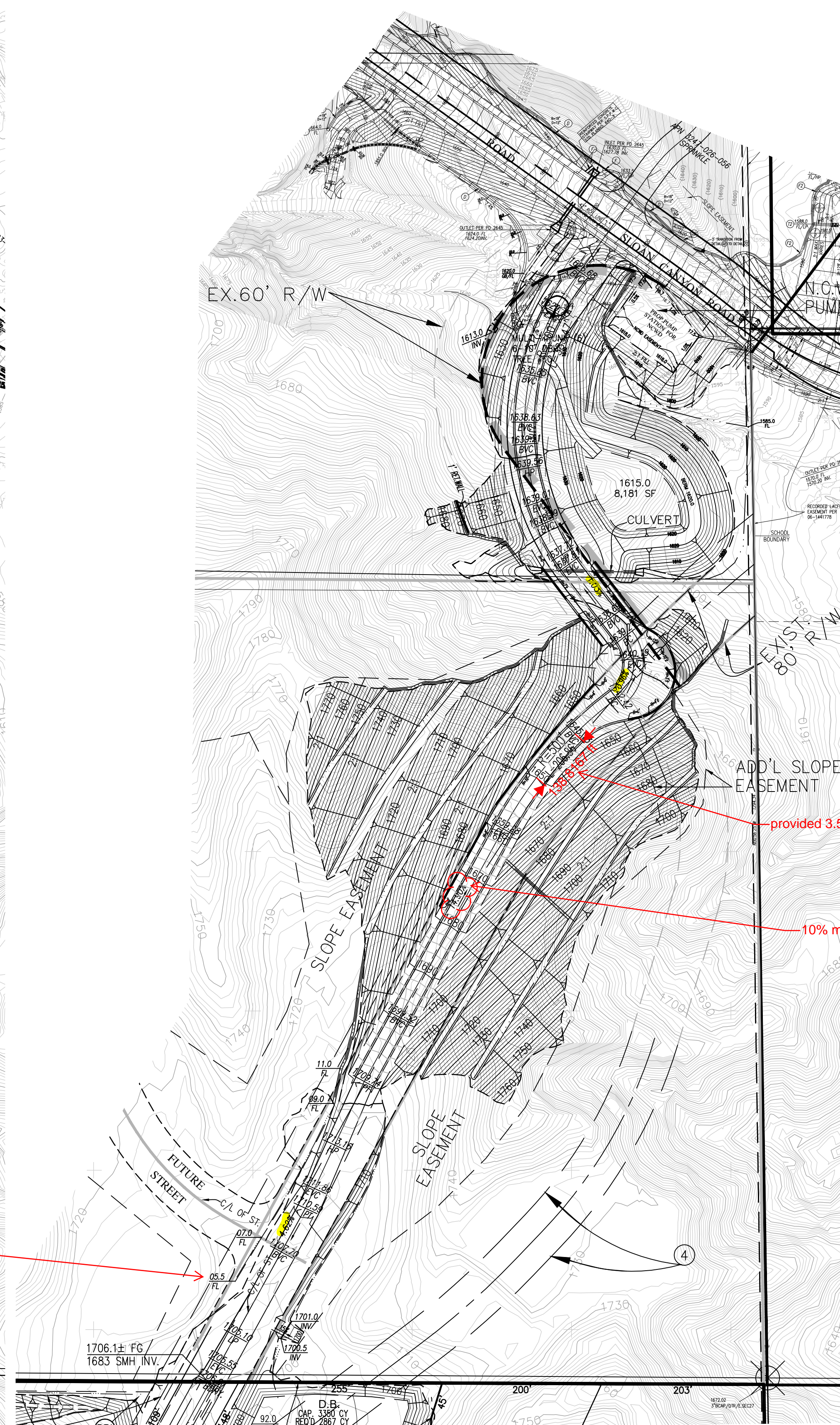
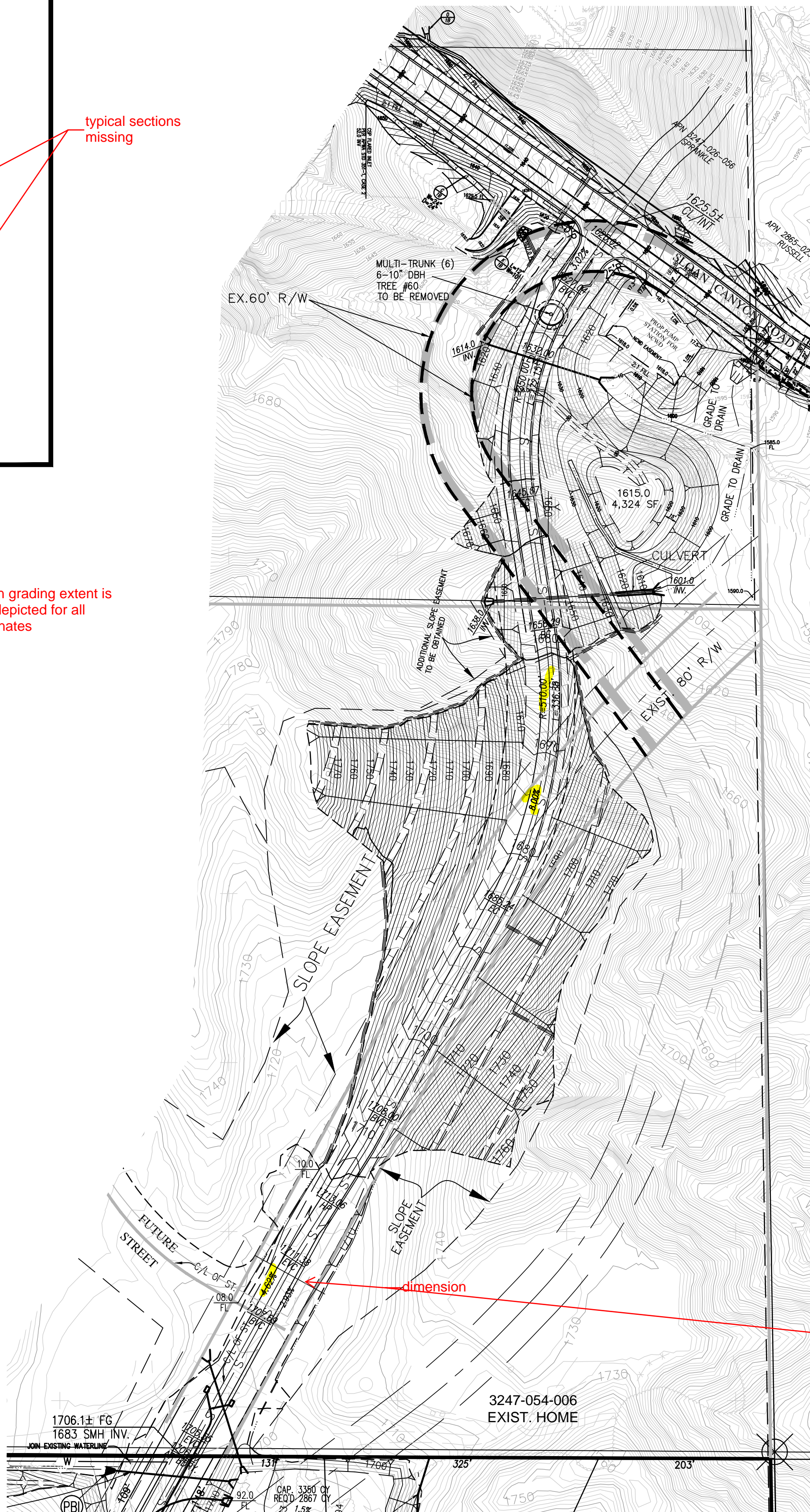
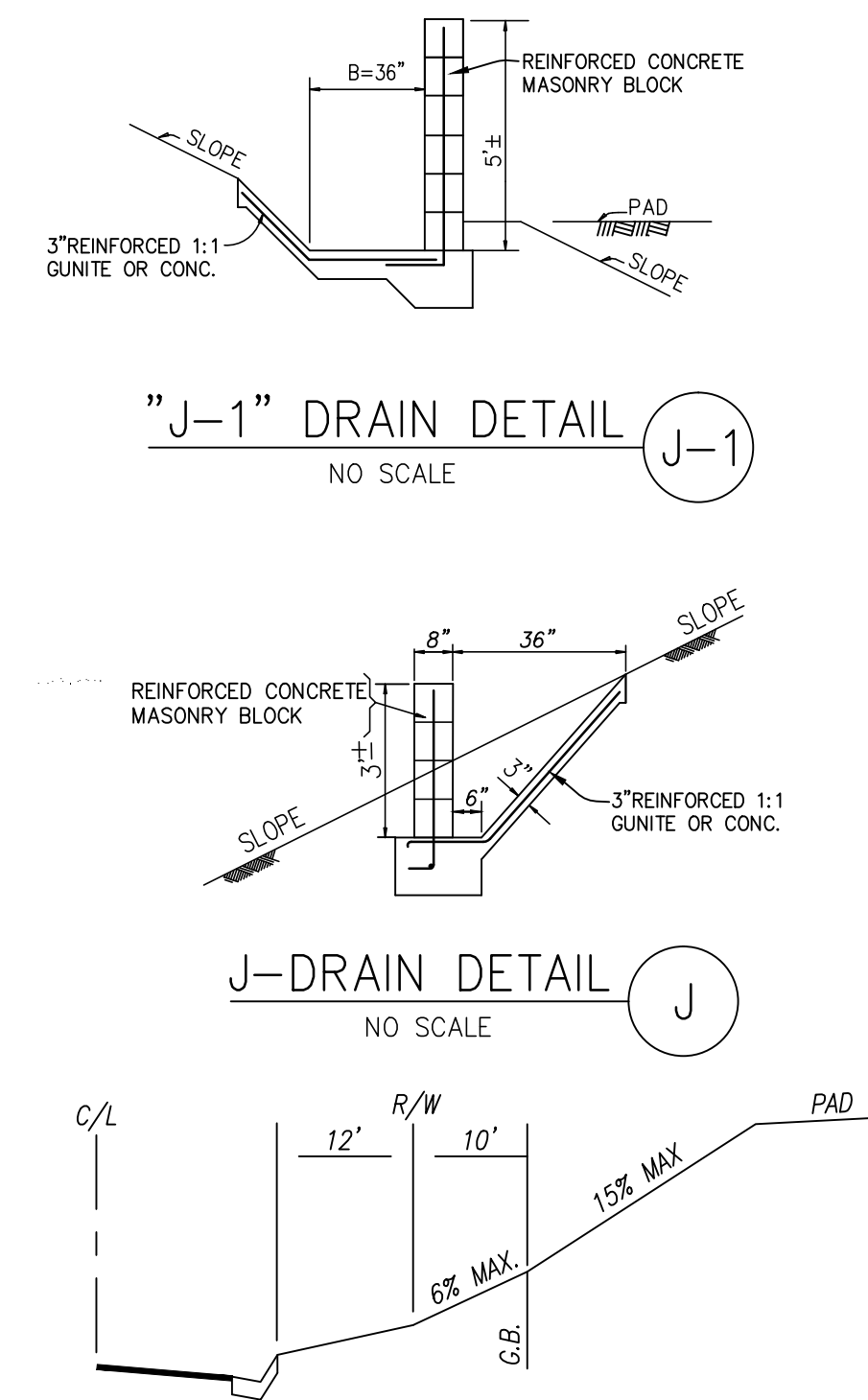
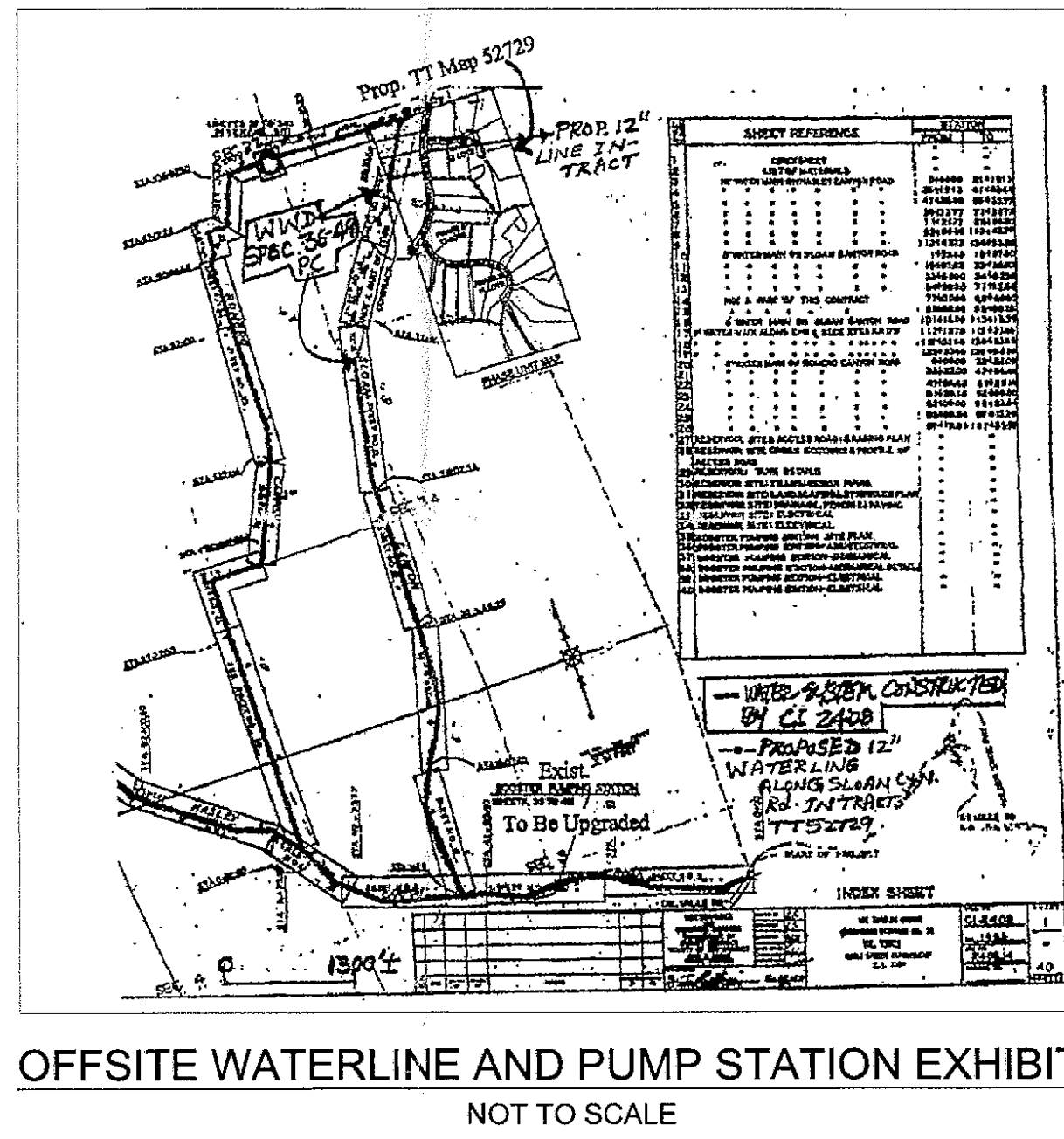
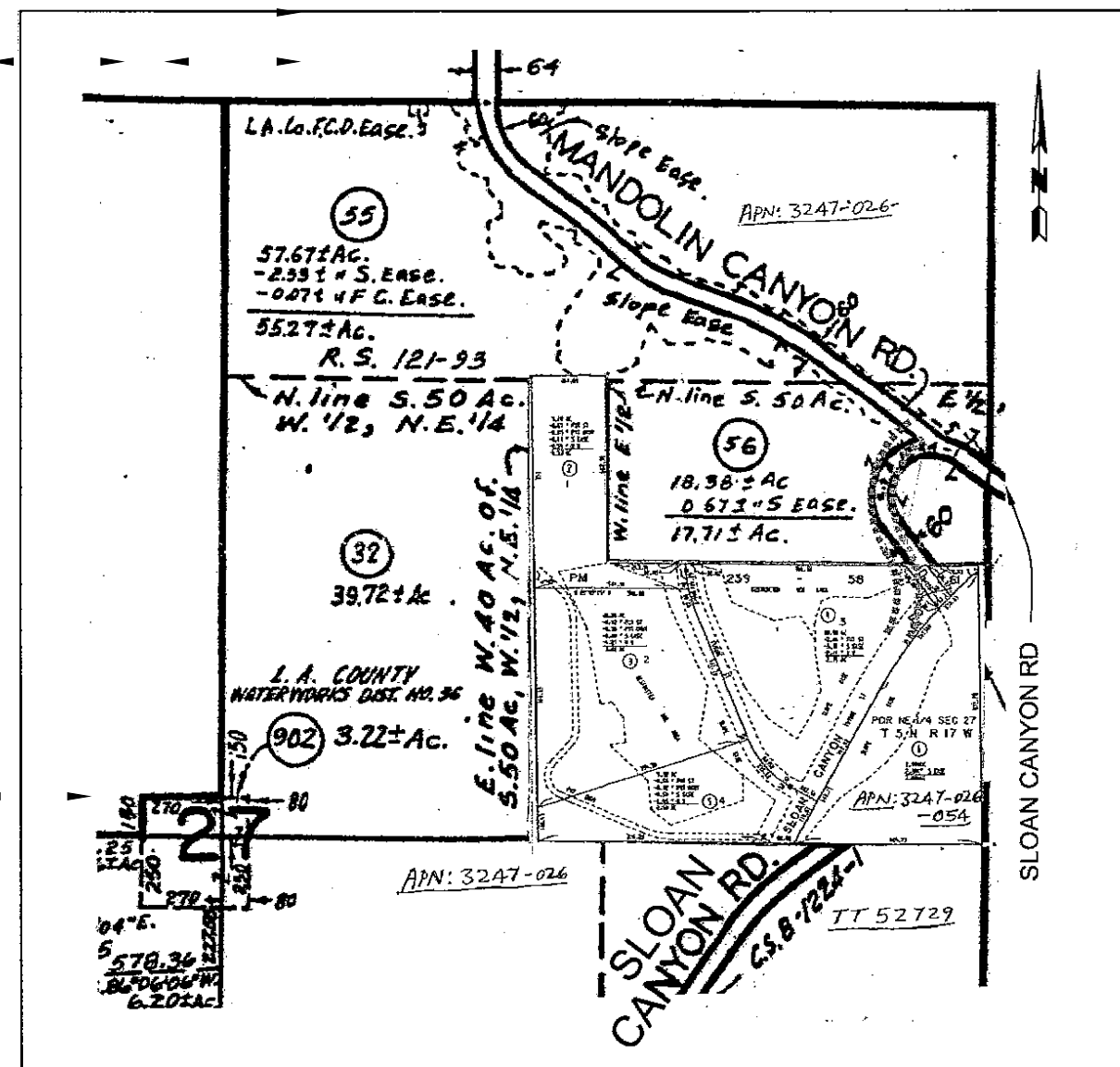
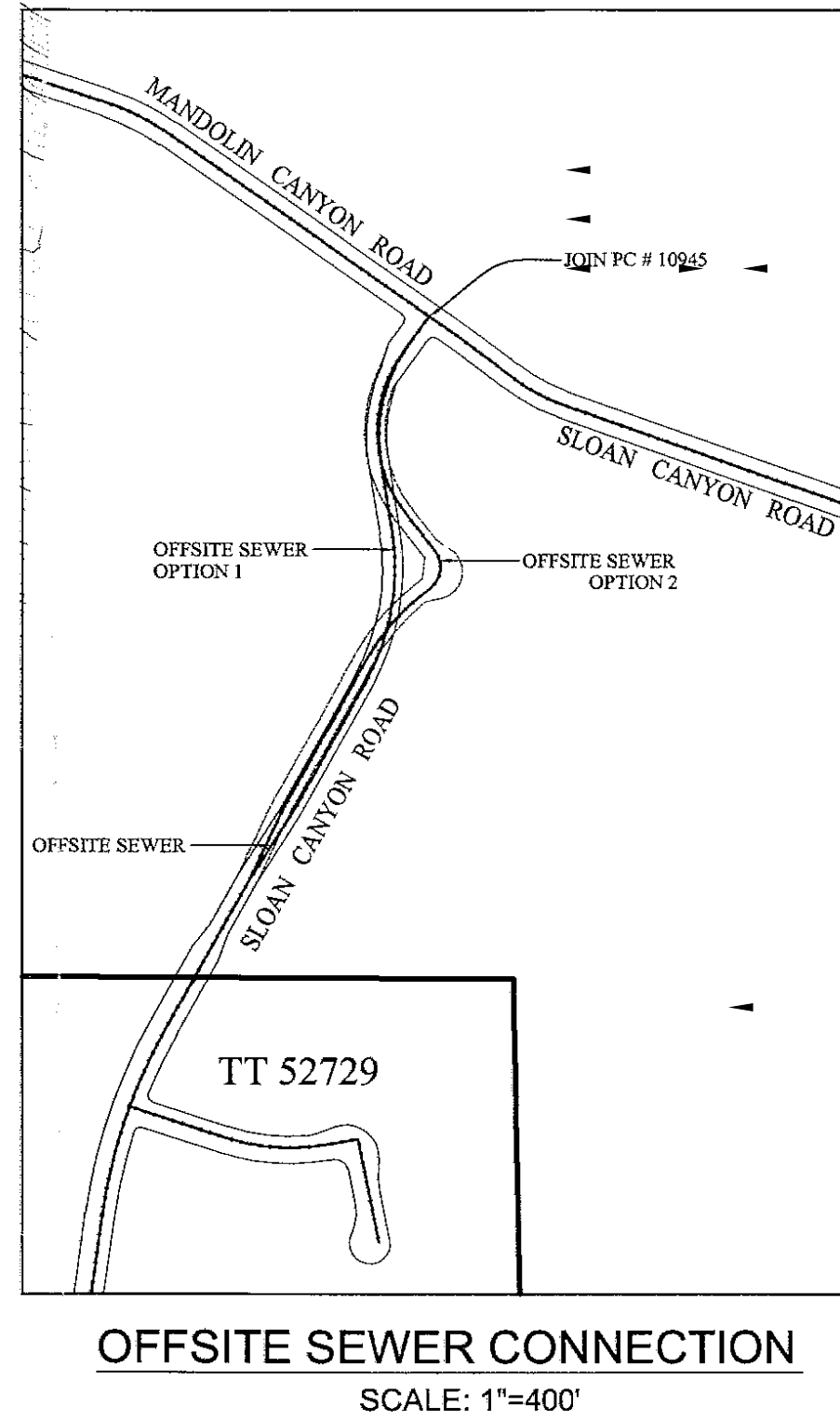
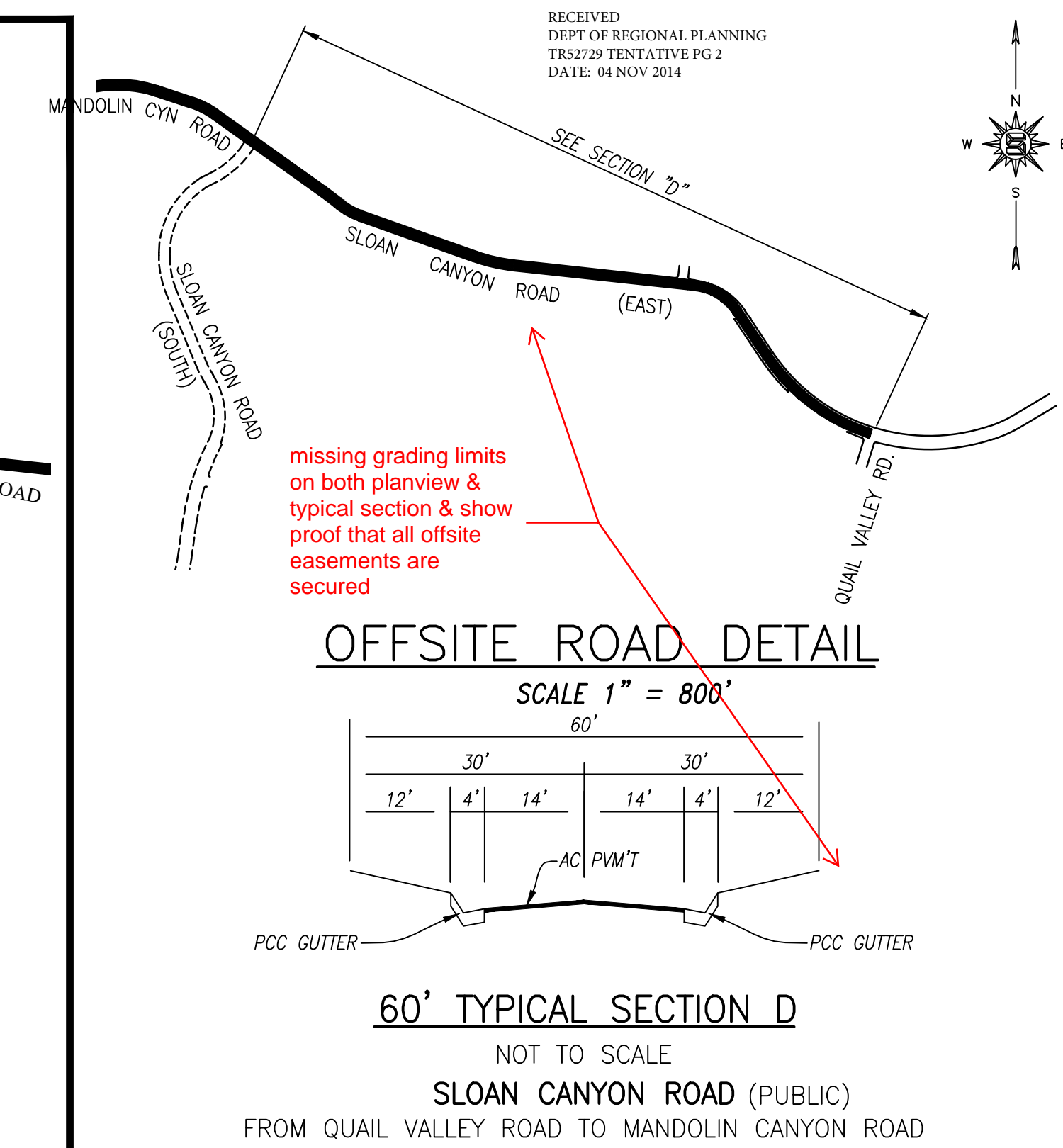
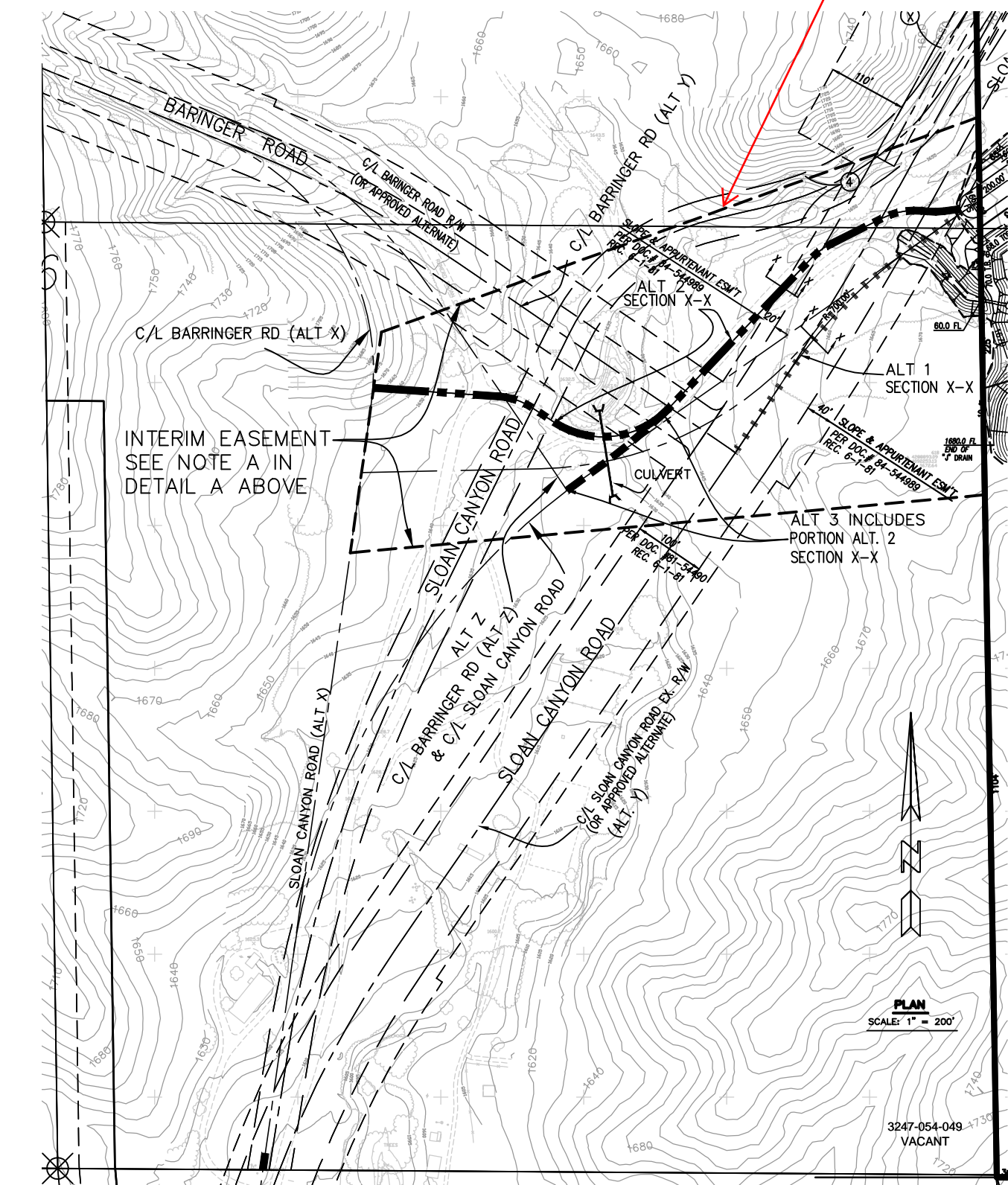
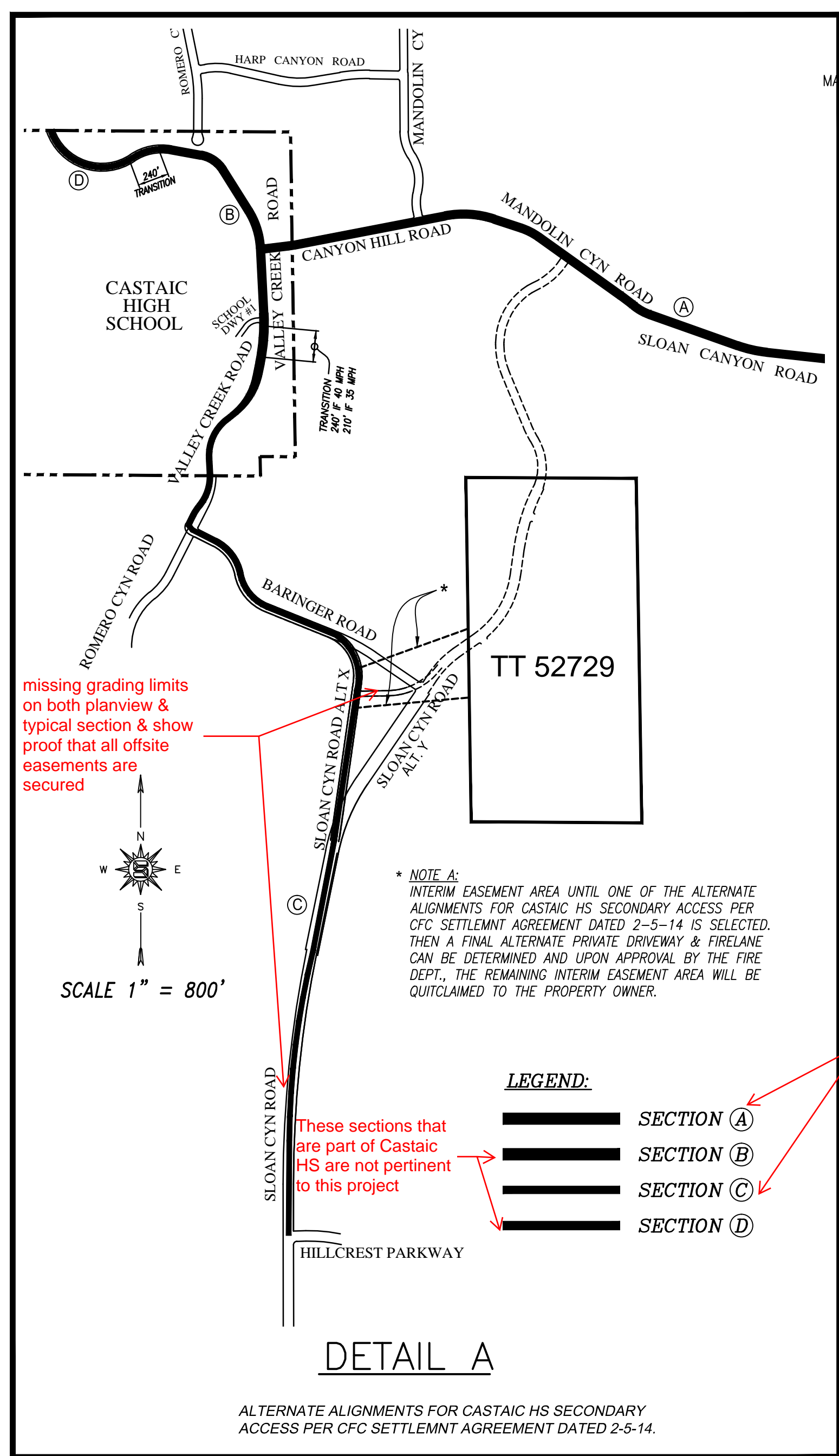
PREPARED FOR:  
**LARO Properties L.P.**

16633 Ventura Blvd., Suite # 1330

Encino, CA 91436  
ATTN: Aleks Baharlo

(818) 986-8990  
X:\siskond\5098-037\02B\Planning\Tentative Maps\dmg\TTS2729.dwg, EXHIBIT A Sheet 1  
Plotted: 10/24/14 08:56:38 by Ynt-Chui





BENCH MARK:  
RD BM TAG IN SE COR OF CONC. F. HYD PAD 28  
F1/E/O C/L SLOAN CANYON RD. & 0.5 MI. N/O HASLEY  
CANYON RD.  
NEW HALL 1995  
ELEV. 1388.273 (ADJUSTED)



LEGAL DESCRIPTION  
EAST HALF OF SE QUARTER SECTION 27 TOWNSHIP  
5 NORTH, RANGE 14 WEST SAN BERNARDINO  
MERIDIAN, IN THE COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA.

Notes for Tract No. 52729 off-site Temporary Firelane

- The "Private Driveway and Firelane" as shown on Tentative Map will satisfy the Fire Department's requirement to provide the secondary access from the southerly edge of this project, southwesterly to the southerly access road shown as Section C in Exhibit "A" of the William S. Hart Unified School District Settlement Agreement dated February 5, 2014.
- The off-site "Private Driveway and Firelane" shall be paved with asphalt at grade to the existing available width which is approximately 24' feet in width.
- The Driveway shall have a minimum centerline radius of 100 feet. Signs shall be posted for a maximum 25 mph speed limit. Speed limit signage shall be installed prior to occupancy of residential units within tract boundary. The "Private Driveway and Firelane" shall have signage installed near each end of the driveway described in Item No. 1 above.
- A Geotechnical consultant shall conduct field tests and provide a Certified Report for pavement structural design and base cross section designed to withstand a live load of 75,000 lbs. The Geotechnical consultant shall also provide a final report to the Santa Clarita Fire Prevention office that shows improvements have been installed per their report. Said report shall be submitted prior to issuance of building permits.
- A Civil Engineer shall provide a certified report and plan for the driveway described in Item No. 1 above and a final report that it has been installed per plan. The design plan shall be submitted to the Fire Department Land Development Unit prior to the clearance of the Final Map, with the installation report required prior to the issuance of building permits.
- Homeowner CC & R's are to be provided that include maintenance funding and responsibility provisions by the HOA and a funding reserve mechanism for the "Private Driveway and Firelane" prior to final map clearance. This shall remain in place until the private driveway and Firelane has been replaced by future development.

MAJOR LAND DIVISION  
VESTING TENTATIVE TRACT NO. 52729  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

16230 Burbank Blvd.  
Van Nuys, CA 91411  
Tel: (818) 787-8550  
Fax: (818) 901-7451  
info@sikand.com



DATE	NO. NO. 15-14	DATE	NO. NO. 15-14	DATE	NO. NO. 15-14	DATE	NO. NO. 15-14	DATE	NO. NO. 15-14
10-27-14	REV. 1	10-27-14	REV. 2	10-27-14	REV. 3	10-27-14	REV. 4	10-27-14	REV. 5
10-27-14	REV. 1	10-27-14	REV. 2	10-27-14	REV. 3	10-27-14	REV. 4	10-27-14	REV. 5
10-27-14	REV. 1	10-27-14	REV. 2	10-27-14	REV. 3	10-27-14	REV. 4	10-27-14	REV. 5
10-27-14	REV. 1	10-27-14	REV. 2	10-27-14	REV. 3	10-27-14	REV. 4	10-27-14	REV. 5
10-27-14	REV. 1	10-27-14	REV. 2	10-27-14	REV. 3	10-27-14	REV. 4	10-27-14	REV. 5
10-27-14	REV. 1	10-27-14	REV. 2	10-27-14	REV. 3	10-27-14	REV. 4	10-27-14	REV. 5
10-27-14	REV. 1	10-27-14	REV. 2	10-27-14	REV. 3	10-27-14	REV. 4	10-27-14	REV. 5
10-27-14	REV. 1	10-27-14	REV. 2	10-27-14	REV. 3	10-27-14	REV. 4	10-27-14	REV. 5
10-27-14	REV. 1	10-27-14	REV. 2	10-27-14	REV. 3	10-27-14	REV. 4	10-27-14	REV. 5

PREPARED FOR:  
LARO Properties L.P.  
16633 Ventura Blvd., Suite # 1330  
Encino, CA 91436  
ATTN: Aleks Baharilo  
(818) 986-8990


Project: 10/27/14 10/27/14 10/27/14 10/27/14 10/27/14 10/27/14 10/27/14 10/27/14 10/27/14 10/27/14



TENTATIVE MAP DATED 11-04-2014  
EXHIBIT "A" MAP DATED 11-04-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) As previously requested, provide proof that the subdivider has acquired any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works.
- (2) As previously requested, the proposed sewer alignment along lots 13, 14, 15, and 16 is not necessarily approved at this time. Show a minimum 10-foot drivable and accessible sewer easement along the proposed sewer alignment from lots 13 through 16 on the tentative map and exhibit map to the satisfaction of Public Works.
- (3) A revised tentative and exhibit map is required to show the following additional items:
  - a. Show and call out the proposed points of connection to the existing public sewer system and show offsite sewer easement.
  - b. Show easements to be dedicated for sanitary sewer purposes.
  - c. Identify areas subject to high groundwater.
  - d. Show a minimum 10-foot drivable and accessible sewer easement along the proposed sewer alignment from lots 13 through 16.

  
Prepared by Tony Khalkhali  
tr52729s-rev4.doc

Phone (626) 458-4921

Date 11-26-2014



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 52729 (Rev.)

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EXHIBIT "A" MAP DATED 11-04-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:



Prepared by John Chin

Pone (626) 458-4918

Date 12-02-2014

tr52729L-rev4.doc

<http://planning.lacounty.gov/case/view/98-173/>



The following reports consisting of \_\_\_\_ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.



6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. The street frontage requirement for Lots 1 through 7 and 16 through 31 needs to be waived by the Department of Regional Planning.
9. Delineate proof of access to a public street on the final map.
10. Reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and fire lanes and delineate on the final map to the satisfaction of Public Works.
11. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
12. Extend lot lines to the center of private and future streets.
13. Grant ingress/egress and utility easements to the public over the private and future or future streets.
14. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
15. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
16. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.



TENTATIVE MAP DATED 11-04-2014  
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17. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation

Prepared by  John Chin  
tr52729L-rev4.doc  
<http://planning.lacounty.gov/case/view/98-173/>

Pone (626) 458-4918

Date 12-02-2014



**PRELIMINARY CONDITIONS:**

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Make an offer of private and future right of way 32 feet from centerline on Sloan Canyon Road within the tract boundaries to the satisfaction of Public Works.
2. Make an offer of private and future right of way 30 feet from centerline on "A" Street to the satisfaction of Public Works.
3. Make an offer of private and future right of way 30 feet from centerline on "B" Street including a cul-de-sac bulb to the satisfaction of Public Works.
4. Make an offer of private and future right of way 29 feet from centerline on "A-1" Street including a cul-de-sac bulb to the satisfaction of Public Works.
5. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines on all streets within the tract boundaries and along Sloan Canyon Road to the satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope within ultimate right of way.
6. Provide offsite paved access (24 foot minimum width with 8 foot graded shoulders) along Sloan Canyon Road with standard rural section to the nearest paved public roadway to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way for the offsite work.
7. A minimum centerline curve length of 100 feet shall be maintained on all streets. Reversing curves of streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
8. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or commercial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
9. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through



the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.

10. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
11. Provide centerline curve radii that meet to the following minimum standards:
  - Local Collector, 64 feet of Right of Way (Sloan Canyon): 350 feet
  - Local Access, 60 feet of Right of Way ("A" Street, "B" Street, and "B-1" Street): 250 feet
  - Local Cul-de-sac, 58 feet of Right of Way ("A-1" Street): 100 feet
12. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
13. Provide a standard knuckle at the intersection of "A" Street and "A-1" Street to the satisfaction of Public Works.
14. Provide a maximum 6 percent grade through the knuckle at the intersection of "A" Street and "A-1" Street to the satisfaction of Public Works.
15. Provide a maximum 10 percent grade on all local streets to the satisfaction of Public Works.
16. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.
17. Provide adequate landing area with maximum four percent grade on all driveway entrances and provide adequate sight distance from the driveway entrances to the sidewalk (both directions) to the satisfaction of Public works.
18. Provide property line return radii of 13 feet at all local street intersections to the satisfaction of Public Works.
19. Construct curb return radii of 25 feet at the intersection of all local roads.



20. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
21. Provide stopping sight distance and all applicable airspace easements commensurate with a design speed of 35 mph (250feet) along Sloan Canyon Road to the satisfaction of Public Works.
22. Provide stopping sight distance and all applicable airspace easements commensurate with a design speed of 25 mph (150 feet) along "B" Street to the satisfaction of Public Works.
23. Construct drainage improvements and offer easements needed for street drainage slopes, and maintenance purposes to the satisfaction of Public Works. Where streets or highways are located within flood hazard areas or subject to inundation, provide adequate freeboard and slope protection to the satisfaction of Public Works. Construct adequate embankment protection along any sections of highways or streets located within flood plain boundaries or subject to inundation. Adequate freeboard shall also be provided.
24. Provide and install street name signs to the satisfaction of Public Works.
25. Install postal delivery receptacles in groups to serve two or more residential units.
26. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
27. Prior to final map approval, pay the fees established by the Board of Supervisors for the Castaic Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$19,440 per factored unit and is subject to change.
28. Obtain an encroachment permit for all affected oak trees within the proposed road improvements.
29. Comply with the following street lighting requirements or as otherwise modified by Public Works:
  - a. Provide street lights on concrete poles with underground wiring with Mission Bell



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style fixtures (per the Castaic Community Standards District) at the on-site intersections of Sloan Canyon Road at "A" Street and at "B" Street to the satisfaction of the Department of Public Works. In addition, should the subdivider provide a street connection to an off-site roadway by connecting Sloan Canyon Road to Mandolin Way, the subdivider shall provide a street light with a Mission Bell style fixture (per the Castaic Community Standards District) at the off-site intersection of Sloan Canyon Road and Mandolin Way to the satisfaction of the Department of Public Works.

Alternate style fixtures and pole materials will be considered based on requests of the Castaic Area Town Council (per the Castaic Community Standards District). Note, Mission Bell style fixtures can only be installed on concrete poles that are installed 24 inches behind the face of curb on improved sidewalk within the Southern California Edison service area. An alternative that the Street Lighting Section will accept, but that is not in compliance with the Castaic Community Standards District, is the installation of standard cobra head lamps on wood poles with the necessary set back from the edge of pavement and 16 foot mast arms to place the light over the road way.

The operation and maintenance of the street lights on the private and future street shall be the responsibility of the Developer/Home Owners Association until such time as the street is accepted for maintenance by the County. Submit street lighting plans along with existing and/or proposed underground utility plans as soon as possible to Traffic and Lighting Division, Street Lighting Section to allow the maximum time for processing and approval. For additional information, please contact the Street Lighting Section at (626) 300-4726.

- b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
  - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
  - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.



TENTATIVE MAP DATED 11-04-14  
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- (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

PC

Prepared by Patricia Constanza  
tr52729r-rev4.doc

Phone (626) 458-4921

Date 12-02-2014



The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each open space in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. The applicant shall comply with the requirements as indicated on the attached letter dated 9-2-2010 from the Los Angeles County Waterworks District No. 36 to the satisfaction of Public Works.
6. Depict all line of sight easements on the landscaping and grading plans.
7. If recycle water is available, install a separate water irrigation systems for recycled water use per landscape plans.
8. If recycle water is available, the recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per AB 1881.







GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

September 2, 2010

IN REPLY PLEASE

REFER TO FILE: **WW-3**

Mr. Aleks Baharlo  
KFG Investment Company  
16633 Ventura Boulevard, Suite 1330  
Encino, CA 91436

Dear Mr. Baharlo:

### **LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 36, VAL VERDE TENTATIVE TRACT MAP NO. 52729 WATER SERVICE**

The Los Angeles County Waterworks District No. 36, Antelope Valley (District) has reviewed your request for water service to 36 single-family homes for the subject tentative tract map, located within the District's service area.

The District has evaluated the development's impact on the District's water supply and will require on-site and off-site water system facility improvements. To provide a Conditional Will Serve Letter, the District will require the following:

- (1) All applicable water service charges be paid by the owner/developer of the property (applicable credits will be applied).
- (2) On-site water facilities, including construction of a 12-inch-diameter water main along Sloan Canyon Road within the project limits, and off-site water system facilities, including the upgrade of the District's Hasley Canyon Pump Station, be designed by a California-licensed civil engineer (retained by the owner/developer) and reviewed and approved by the District.

Once the facilities are constructed to the satisfaction of the District, the water system facilities, including required rights of way, are to be dedicated to the District for subsequent operation and maintenance.

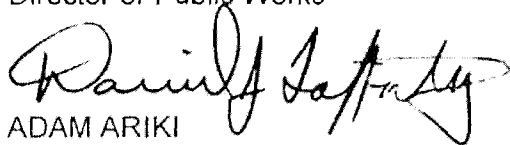


Mr. Aleks Baharlo  
September 2, 2010  
Page 2

If you have any questions, please contact Mr. Ramy Gindi at (626) 300-3349.

Very truly yours,

GAIL FARBER  
Director of Public Works

A handwritten signature in black ink, appearing to read "Adam Ariki", written over the printed name.

FOI2 ADAM ARIKI  
Assistant Deputy Director  
Waterworks Division

RJG:dvt  
LTS180

cc: Sikand Engineering